



An impressive building which dates back to approximately 1889 and converted in 1980 is a three bedroom ground floor apartment. The share of free hold property which has mature private gardens around the building has 1,595 square foot of living accommodation, studio property in the grounds, cellar for storage, single garage and communal grounds.

The property offers spacious and flexible living accommodation which has many character features throughout. The accommodation comprises a Drawing Room Measuring

26.2ft by 17.8ft, Kitchen with space for range style cooker, bathroom with both a shower and a free standing bath, master bedroom which could be used as a dining room, a double bedroom and a single bedroom with a study or wardrobe off this room.

To the outside of the property there are two sections of private garden with mature shrubs and lawned area. There is also a studio area which could work for a games room or study.

Local schools include Oakwood Infant School and Greenfields Junior School in Hartley Wintney, Robert Mays Secondary School in Odiham. Local private schools include Daneshill, St Nicholas and St. Transport links to London are via Winchfield Station (c.45 Minutes to Waterloo), the M3 Junction at nearby Hook and the M4 at Reading. There is also a local bus service running nearby during peak times which can connect you to Winchfield Station.



















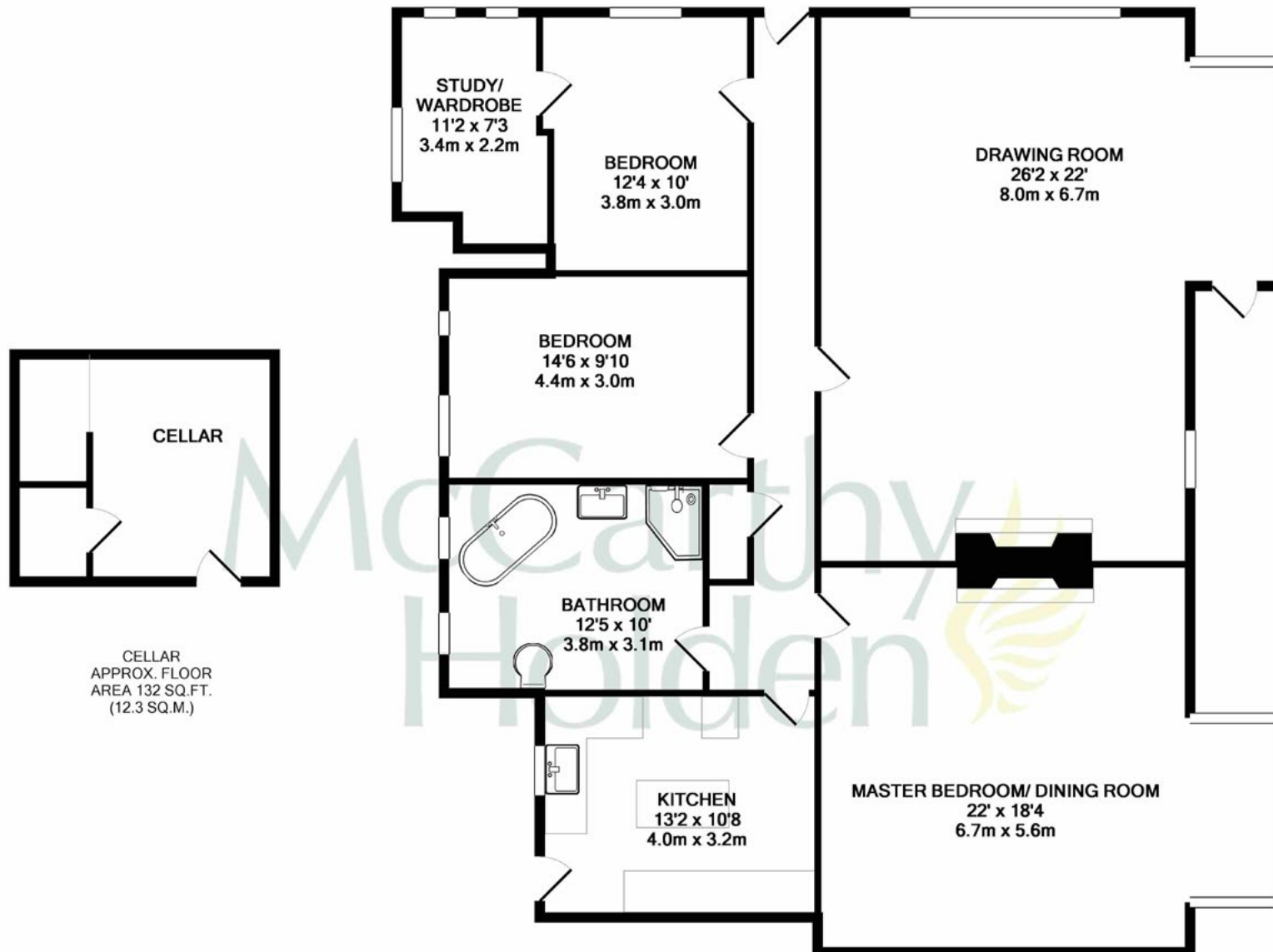








Studio Room



CELLAR
APPROX. FLOOR
AREA 132 SQ.FT.
(12.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1594 SQ.FT.
(148.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1727 SQ.FT. (160.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: RG27 8HY

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 842100
Email: hw@mccarthyholden.co.uk

Services:

Mains electricity, water and private drainage
Gas Central Heating
EPC Rating - E (45)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - G

McCarthy
Holden 